

**STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097**

IN REPLY REFER TO:

Board of Land and  
Natural Resources  
State of Hawaii  
Honolulu, Hawaii

**OAHU**

ISSUANCE OF A REVOCABLE PERMIT TO ALOHA TOOL &  
RENTAL, INC. dba HONOLULU RECOVERY, KEEHI INDUSTRIAL  
LOTS, KALIHI-KAI, HONOLULU, OAHU

**LEGAL**

**REFERENCE:** Chapter 171-11 and 55, Hawaii Revised Statutes.

**APPLICANT:** Aloha Tool & Rental, Inc. dba Honolulu Recovery

**CHARACTER OF**

**USE:** Recycled Glass Processing.

**LOCATION:** Government Land situated at Pier 60, Keehi Industrial Lots, Kalihi-Kai, Honolulu, Oahu, TMK: 1st/ 1-2-23: 82 and Portions of 33 and 58, as shown on the attached map labeled Exhibit "A."

**CURRENT USE**

**STATUS:** Encumbered by Governor's Executive Order No. 2636 issued to the Harbors Division, Department of Transportation.

**AREA:** Approximately 15,000 square feet, more or less, of open, paved (8,500 square feet) and unpaved (6,500 square feet) land.

**RENTAL:** \$2,700.00 per month or \$0.18 per square foot per month.

**SECURITY**

**DEPOSIT:** \$5,400.00 or twice the monthly rental.

**ZONING:**                      State Land Use Commission:              Urban  
   City and County of Honolulu:              I-2 (Intensive Industrial)

**COMMENCEMENT**

**DATE:**                      February 24, 2007

**LAND TITLE**

**STATUS:**                      Subsection 5(b) “ceded” land of the Hawaii Admission Act

**CHAPTER 343**

**ENVIRONMENTAL**

**ASSESSMENT:**              This request is exempt from OEQC requirements pursuant to Sub-Chapter 11-200-8 of the Hawaii Administrative Rules that exempts the “operation, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing.”

**DCCA**

**VERIFICATION:**      Place of business registration confirmed:      YES  
   Registered business name confirmed:      YES  
   Applicant in good standing confirmed:      YES

**APPLICANT**

**REQUIREMENTS:**      Applicant must provide written evidence of the following items:

1. Clean Air Permit, or exemption if granted, after required submittal of information on the equipment specifications, amount of material to be processed, and proposed operating schedule.
2. General Permit coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit Authorizing Discharges of Storm Water Associated with Industrial Activity
3. Best Management Practices
4. Shoreline Certification
5. Special Management Area (SMA) Permit

**REMARKS:** The rental is based on \$0.18 per square foot, per month, which is the benchmark rental for open, paved, and unpaved, land at the subject location.

The interim Director of Transportation granted emergency approval to Aloha Tool/Honolulu Recovery to use 15,000 square feet of land to store and process recycled glass, related to the State's bottle bill. Since the 15,000 square foot area is near to the area that Aloha Tool/Honolulu Recovery rents under Revocable Permit No. H-97-1999, the interim Director allowed Aloha Tool/Honolulu Recovery onto the premises on February 24, 2007.

Initially, the request was for just 60 days. However, the amount of recycled glass was much greater than anticipated and the processing is expected to last beyond that. Therefore, a month-to-month revocable permit is being requested with the understanding that the tenant will be responsible for cleanup and removal of any accumulated material from the site upon termination of the permit.

The requested 15,000 square foot area is 150 feet x 100 feet. A 150 foot wooden fence was constructed parallel, 100 feet away from the existing chain link fence, bordering DLNR property.

The mountain of recycled glass and the glass crushing machine are to be confined to this 15,000 square foot area and any dumping outside of the subject area is prohibited.

The State Department of Health, Clean Air Branch (CAB), Clean Water Branch (CWB), and Solid and Hazardous Waste Branch (SHWB), conducted site inspections of the recycled glass processing facility, situated at the subject 15,000 square foot area.

CAB informed us that all operational activities must comply with the provisions of Hawaii Administrative Rules (HAR), Subsection 11-60.1-33, regarding fugitive dust. The operations must not generate visible fugitive dust nor allow the dust to cross the property line. CAB requested the tenant supply information on the equipment specifications, amount of

material to be processed, and proposed operating schedule, so that CAB can determine if the glass crushing machine and any diesel engine generators may require an air permit.

The applicant will also be required to submit a Best Management Practices plan and obtain General Permit coverage under the National Pollutant Discharge Elimination System General Permit Authorizing Discharges of Storm Water Associated with Industrial Activity, in accordance with HAR, Chapter 11-55, Appendix B. The subject facility is located within the DOT-HAR Honolulu Harbor Small MS4 and is required to obtain approval to discharge storm water to the DOT-HAR Honolulu Harbor Small MS4.

The City and County of Honolulu, Department of Planning and Permitting, informed us that the project site is in the Special Management Area (SMA) and on the shoreline and subject to the provisions of Chapter 23 and 25 of the Revised Ordinances of Honolulu (ROH). Therefore, the tenant is required to obtain an SMA permit. The tenant should also obtain a shoreline certification from DLNR, in order to determine the location of the 40-foot shoreline setback line and the 55-foot waiver line. If the project site is less than 55 feet from the shoreline, a certified shoreline survey is required. If any work is less than 40 feet from the certified shoreline, a shoreline setback variance is required.

**RECOMMENDATION:**

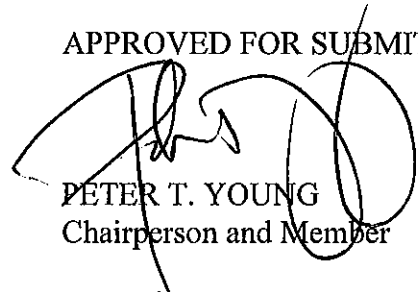
That the Board authorize the Department of Transportation, Harbors Division to issue the applicant a revocable permit for the above stated purpose, subject to: (1) the applicant complying with and satisfying all the requirements stated in the Applicant Requirements section of this Land Board submittal; (2) other terms and conditions outlined above and incorporated herein by reference; and (3) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State of Hawaii.

Respectfully submitted,



BARRY FUKUNAGA  
Interim Director of Transportation

APPROVED FOR SUBMITTAL:



PETER T. YOUNG  
Chairperson and Member

Recycled Glass Processing  
Proposed Revocable Permit  
to Aloha Tool + Rental, Inc.  
dba Honolulu Recovery Systems Co.  
15,000 sq. ft.



FIRST TAXATION DISTRICT

ZONE	SEC.	PLAT
1	2	23